116.0	0006	0003.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	961,500 /	961,500
					USE VALUE:	961,500 /	961,500
					ASSESSED:	961,500 /	961,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		HEARD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JACOBS GREGORY P
Owner 2:	
Owner 3:	
Street 1:	18 HEARD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ADVANTAGE REMODELING INC -
Owner 2:	-
Street 1:	14 HEARD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,048 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2006, having primarily Vinyl Exterior and 2065 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6048.000	540,500		421,000	961,500
Total Card	0.139	540,500		421,000	961,500
Total Parcel	0.139	540,500		421,000	961,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 465.62 | /Parcel: 465.6

Legal Description

User Acct

74751

GIS Ref

GIS Ref

Insp Date

09/24/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 116.0-0006-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	540,500	0	6,048.	421,000	961,500	961,500	Year End Roll	12/18/2019
2019	101	FV	423,200	0	6,048.	415,000	838,200	838,200	Year End Roll	1/3/2019
2018	101	FV	423,200	0	6,048.	318,800	742,000	742,000	Year End Roll	12/20/2017
2017	101	FV	423,200	0	6,048.	300,700	723,900	723,900	Year End Roll	1/3/2017
2016	101	FV	423,200	0	6,048.	276,700	699,900	699,900	Year End	1/4/2016
2015	101	FV	414,400	0	6,048.	258,600	673,000	673,000	Year End Roll	12/11/2014
2014	101	FV	414,400	0	6,048.	238,200	652,600	652,600	Year End Roll	12/16/2013
2013	101	FV	414,400	0	6,048.	238,200	652,600	652,600		12/13/2012

!9038!

PRINT

Date	Time
12/10/20	23:33:33

LAST REV

Date	Time
10/02/18	10:07:51

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9038

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADVANTAGE REMOD	1348-116		1/2/2008		670,000	No	No		
BAZARIAN STEPHE	1347-118		12/4/2007	Family	252,000	No	No		
ZAIATZ STEPHEN	1335-66		4/2/2007	Family	280,000	No	No		
	874-74		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/22/2008	375	Manual	12,000	C		G9	GR FY09	correct non-permit
3/17/2008	249	Manual	11,810	C		G9	GR FY09	finish attic for s
4/20/2007	255	Addition	75,000	C		G8	GR FY08	2nd flr add w/gar
4/6/2007	219	Inter-De	8,000	C				EXCAVATE FOR 13.5X

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	CC	Chris C
3/31/2009	Meas/Inspect	197	PATRIOT
12/3/2008	MLS	MM	Mary M
3/16/2000	Inspected	264	PATRIOT
2/9/2000	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	74751
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6048		Sq. Ft.	Site		0	70.	0.99	6									421,006						421,000	

Total AC/HA: 0.13884 | Total SF/SM: 6048 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 421,006 | Spl Credit | Total: 421,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2006	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21059799
Const Adj.:	0.99792004
Adj $ / SQ:	151.010
Other Features:	99725
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	547058
Depreciation:	6565
Depreciated Total:	540494

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

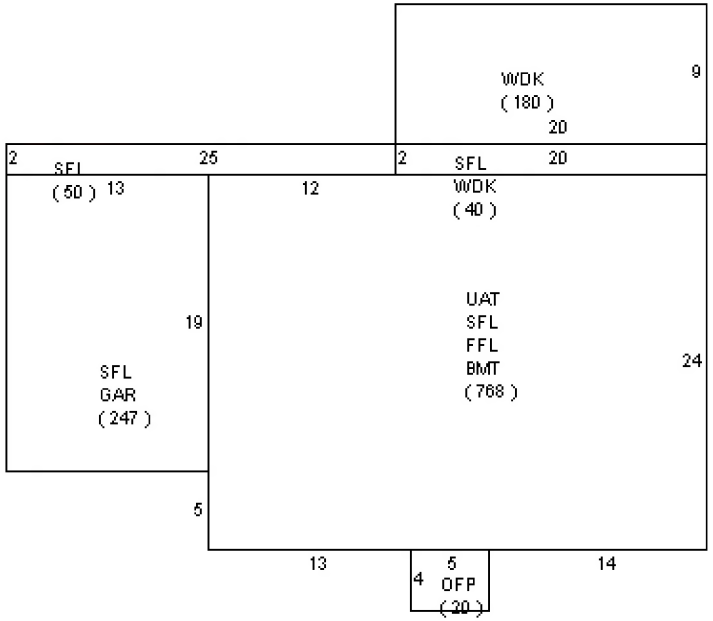
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	182.72
Special Features:	0	Val/Su Net:	162.80
Final Total:	540500	Val/Su SzAd	288.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,105	151.010	166,866
BMT	Basement	768	45.300	34,793
FFL	First Floor	768	151.010	115,976
GAR	Garage	247	25.070	6,192
WDK	Deck	220	10.520	2,315
UAT	Upper Attic	192	132.130	25,370
OFP	Open Porch	20	43.910	878
	Net Sketched Area:	3,320	Total:	352,390
Size Ad	1873	Gross Are	3896	FinArea 2065

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0006-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	